

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

## OWNERSHIP

Owner 1:	LEE TSENG-CHUNG ETAL /TRUSTEES			
Owner 2:	TSENG-CHUNG LEE TRUST &			
Owner 3:	SHAWNA H YEN TRUST			
Street 1:	24 FAIRLAWN LN			
Street 2:				
Twn/City:	LEXINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02420	Type:		

## PREVIOUS OWNER

Owner 1:	WHITE CLAIRE E -		
Owner 2:	-		
Street 1:	42 KINNAIRD ST APT 3R		
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Cntry:	
Postal:	02139		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1083 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	530,400			530,400		153942
							GIS Ref
							GIS Ref
Total Card	0.000	530,400			530,400	Entered Lot Size	
Total Parcel	0.000	530,400			530,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		489.75	/Parcel: 489.7	Land Unit Type:	Insp Date
							10/05/17

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	515,700	0	.		515,700	515,700	Year End Roll	12/18/2019
2019	102	FV	482,100	0	.		482,100	482,100	Year End Roll	1/3/2019
2018	102	FV	400,900	0	.		400,900	400,900	Year End Roll	12/20/2017
2017	102	FV	373,900	0	.		373,900	373,900	Year End Roll	1/3/2017
2016	102	FV	373,900	0	.		373,900	373,900	Year End	1/4/2016
2015	102	FV	339,200	0	.		339,200	339,200	Year End Roll	12/11/2014
2014	102	FV	315,700	0	.		315,700	315,700	Year End Roll	12/16/2013
2013	102	FV	315,700	0	.		315,700	315,700		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

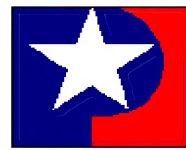
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Mail Update	MM	Mary M
3/7/2018	SQ Returned	EMK	Ellen K
10/5/2017	Measured	DGM	D Mann
5/6/2000	Inspected	197	PATRIOT
5/6/2000		197	PATRIOT

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	153942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/10/20	20:05:44

**LAST REV**

Date	Time
10/12/18	11:50:06

10/12/10	11.00.00
mmcmakin	
5170	

!5170!

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1988	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 4		BRs: 2		Baths: 2		HB						

## CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.904900014
Name:	25 - 6040

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
<b>Totals</b>			
1	4	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	14.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>14.9%</b>

## CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.05401659
Const Adj.:	0.97656715
Adj \$ / SQ:	329.382
Other Features:	45379
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623254
Depreciation:	92865
Depreciated Total:	530389

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	510.54	
Special Features:	0	Val/Su Net:	489.75	
Final Total:	530400	Val/Su SzAd	489.75	

MOBILE HOME		Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 058.C-0001-0520.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,083	329.380	356,720	
Net Sketched Area:		1,083	Total:	356,720	
Size Ad	1083	Gross Are	1083	FinArea	1083

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

